

162.0

0001

0022.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
727,000 / 727,000
727,000 / 727,000
727,000 / 727,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		FLORENCE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DONAHUE TIMOTHY E	
Owner 2: GODIN JACQUELYN A	
Owner 3:	
Street 1: 50 FLORENCE AVE	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: TARTAGLIA ROBIN J/TRUSTEE -	
Owner 2: ROBIN J TARTAGLIA REVOCABLE -	
Street 1: 268 UPLAND RD	
Twn/Cty: CAMBRIDGE	

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02140	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1552 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6546	Sq. Ft.	Site			0	70.	0.94	8									431,465							431,500

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value			Legal Description			107976
101	6546.000	295,500		431,500	727,000			Legal Description			GIS Ref
								Legal Description			GIS Ref
								Legal Description			Insp Date
								Legal Description			07/21/18
								Legal Description			

Total Card	0.150	295,500		431,500	727,000	Entered Lot Size
Total Parcel	0.150	295,500		431,500	727,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	468.43	/Parcel: 468.43	Land Unit Type:

PREVIOUS ASSESSMENT	Parcel ID	162.0-0001-0022.0	Date							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	295,500	0	6,546.	431,500	727,000		Year end	12/23/2021
2021	101	FV	286,500	0	6,546.	431,500	718,000		Year End Roll	12/10/2020
2020	101	FV	377,500	0	6,546.	431,500	809,000	809,000	Year End Roll	12/18/2019
2019	101	FV	287,000	0	6,546.	431,500	718,500	718,500	Year End Roll	1/3/2019
2018	101	FV	296,300	0	6,546.	382,200	678,500	678,500	Year End Roll	12/20/2017
2017	101	FV	296,300	0	6,546.	320,500	616,800	616,800	Year End Roll	1/3/2017
2016	101	FV	296,300	0	6,546.	320,500	616,800	616,800	Year End	1/4/2016
2015	101	FV	275,500	0	6,546.	277,400	552,900	552,900	Year End Roll	12/11/2014

PRINT	Date	Time
	12/30/21	15:18:52
LAST REV	Date	Time
	06/23/21	14:05:30
	mmcmakin	

PAT ACCT.	12643

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION	Sign:	VERIFICATION OF VISIT NOT DATA
Date	Result	By
6/23/2021	SQ Mailed	MM
7/21/2018	MEAS&NOTICE	HS
2/1/2018	Mail Update	EMK
11/7/2008	Meas/Inspect	163
11/23/2006	MLS	HC
4/12/2005	Permit Visit	BR
1/27/2005	MLS	MM
12/2/1999	Meas/Inspect	263
1/1/1982		PS

SALES INFORMATION	TAX DISTRICT								
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TARTAGLIA ROBIN	77210-98	1	3/12/2021		790,000	No	No		
TARTAGLIA ROBIN	65718-265		7/13/2015	Convenience		1	No	No	
BURNETT MICHAEL	47557-388		8/1/2006		598,000	No	No		
CALLAHAN MARGAR	43732-548		9/17/2004	Change>Sale	455,000	No	No		
CALLAHAN MARGAR	41703-59		12/30/2003	Family		1	No	No	
GRANNAN WILLIAM	41222-478		10/20/2003	Family		1	No	No	
	7480-94		1/1/1901	Family					
						No	No	N	

BUILDING PERMITS	
Date	Number
9/20/2004	887
	Redo Kit
	50,000 C
	G6
	GR FY06
	re-model kitchen/2

ACTIVITY INFORMATION	
Date	Result
6/23/2021	SQ Mailed
7/21/2018	MEAS&NOTICE
2/1/2018	Mail Update
11/7/2008	Meas/Inspect
11/23/2006	MLS
4/12/2005	Permit Visit
1/27/2005	MLS
12/2/1999	Meas/Inspect
1/1/1982	

Sign:	VERIFICATION OF VISIT NOT DATA

Land Section (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
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Land Section (First 7 lines only)			
Use Code	Description	LUC Fact	No of Units

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6 - Colonial				Full Bath: 1	Rating: Average			SCUTTLE.													
Sty Ht: 2 - 2 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall:	%			OthrFix:	Rating:																
Roof Struct: 3 - Gambrel				OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1													
Color: BLUE				A Kits:	Rating:																
View / Desir:				Fpl: 1	Rating: Very Good																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1925	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct: G6		Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %	Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wal 2 - Plaster				Functional:	%	Interior:	1	7	3												
Sec Int Wall:	%			Economic:	%	Additions:															
Partition: T - Typical				Special:	%	Kitchen:	2004														
Prim Floors: 3 - Hardwood				Override:	%	Baths:															
Sec Floors:	%			Total:	26.4 %	Plumbing:															
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				TOTALS									
Subfloor:				Basic \$ / SQ:	130.00	Rate	Parcel ID	Typ	Date	Sale Price	1	7	3								
Bsmnt Gar: 1				Size Adj.: 1.32654643																	
Electric: 3 - Typical				Const Adj.: 1.01989794																	
Insulation: 2 - Typical				Adj \$ / SQ: 175.882																	
Int vs Ext: B				Other Features: 83500																	
Heat Fuel: 2 - Gas				Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 401447																	
% Com Wal	% Sprinkled			Depreciation: 105982																	
				Depreciated Total: 295465																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 162.0-0001-0022.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:															Total:					